File No. 210030025

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/13/10 11:29 2 pgs
Fees:13.00 Taxes:599.40
20100413-0027845

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 4-15-12

(AFFIX SEAL)

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Adkisson	Nationstar Mortgage, LLC.	Map 063160A05700
(NAME)	(NAME)	
773 Jaywood Dr.	350 Highland Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Lewisville, Tx. 75067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **WE, Brent L. Fisher and wife, Angela Cox**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Derek Adkisson and Emily Adkisson, husband and wife**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 64 on the Plan of HAMPTON PARK (Formerly Chitwood Downs, A Planned Unit Development), as shown by plat of record in Plat Book 6900, Pages 550-552 and as corrected by Surveyor's Certificate of Correction in Book 7642, Page 445 and as amended in Book 8181, Page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brent L. Fisher, unmarried by Deed dated August 15, 2005, from John L. Burkeen, Jr. and wife, Andrea Burkeen and filed for record on August 18, 2005, in Instrument No. 20050818-0098422, Register's Office for said County. The said Brent L. Fisher having since married to Angela Cox.

Angela Cox joins in this conveyance to convey any and all rights she may have in this property.

Subject to all matters as set forth on the plat of record in Plat Book 6900, Pages 550-552 and as corrected by Surveyor's Certificate of Correction in Book 7642, Page 445 and as amended in Book 8181, Page 112, Register's Office of said County.

Subject to all matters as set forth on the Boundary Plat of record in Plat Book 6900, Page 405, Register's Office of said County.

Easement as shown of record in Book 7460, Page 930 and Book 7489, Page 515, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7431, Page 201, Book 8517, page 762 and Book 8833, Page 216, Register's Office for said County.

QuitClaim to Homeowner's Association as shown of record in Book 8207, Page 276 and Book 8951, Page 797, Register's Office for said County.

Subject to Homeowner's Association Dues.

Restrictive Covenants of record in Book 7351, Page 852, and as Amended in Book 7451, Page 739 and Book 8336, Page 393, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 773 Jaywood Dr., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 1st day of April, 2010.

Brent L. Fisher

Angela Cox

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Brent L. Fisher and Angela Cox the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 1st day of April, 2010.

Commission expires: 9.2.2013

Notary Public

File Number: 210030025

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 04-15-12

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY